NORTHRUP PROPERTY

Box .....
Index No. .....

This Abstract MUST be returned at once to
JAS. A. CLAYTON & CO.

ABSTRACT OF TITLE
OF PROPERTY OF

~~Sarah Augusta Clarke~~ McRogers ~~sold to Susie Walkers~~
Stephanie Maucus Marks

ABSTRACT OF TITLE

20911

Mrs. Gray
273 29.4th

TO

Property of Sarah Augusta Clarke, on the West line of Fourth St 117 feet N. of S P.R.R.

CITY OF SAN JOSE,
COUNTY OF SANTA CLARA,
STATE OF CALIFORNIA,
As Shown by the Records of Said County.

Dated July 29th 1901

Made at the Request of
Clayton & Co

San Jose Abstract Company,
Bank of San Jose Building,
SAN JOSE, CALIFORNIA.

SAN JOSE ABSTRACT CO

Abstract of Title.

To

All that certain piece, parcel or lot of land situate lying and being in the City of San Jose, County of Santa Clara and State of California, bounded and described as in the deed from George B. Green and wife to Lucia S. Northup.

Subsequent to March 10, 1876 the date of the deed first hereinafter set forth.

Sherman O. Houghton

To

George B. Green

Deed

Dated March 10, 1876

Cons $300-

Grant, bargain and sell, convey and confirm unto the said party of the second part and to his heirs and assigns forever, all that certain piece or parcel of land in the City of San Jose, bounded and described as follows, to-wit: Beginning at a point formed by the intersection of the Northeasterly line of the Southern Pacific Rail Road with the Westerly line of Fourth Street and running thence along said line of Fourth Street 117 feet Northerly; thence at right angles Westerly 67 $\frac{50}{100}$ feet to the said line of the Southern Pacific Rail Road and thence Southeasterly along said line of said Railroad to point of beginning.

S. O. Houghton (seal)

Ackn'd June 9, 1876.

Before James A. Clayton N. P.

Recorded. June 9, 1876.

Book 41 Deeds Page 332.

George B. Green
To
D. F. Cain.

Mortgage

Dated Mch. 23, 1877.

Covers premises under seach.
To secure the payment of $400.

Recorded Mch. 23, 1877.

Book 24 Mortgages Page 496.

"Marginal Entry"

Satisfied in full this 2nd day of July 1877.
D. F. Cain.

Attest

W. B. Hardy Recorder
By A. S. Williams
Deputy.

5

George B. Green.

To

Tito L. de la Roza

Mortgage.

Dated July 2, 1877.

Covers premises under search.

To secure the payment of $600.

Recorded July 2, 1877.

Book 26 Mortgages Page 458.

Marginal Entry.

Satisfied in full this 6th day of Dec. 1877.

Tito L. de la Roza.

Attest

N. B. Hardy Recorder

By Thos. Oakes, Deputy.

George B. Green

To

Elizabeth Green, his wife

Deed.

Dated July 2, 1877.

Cons Love and Affection

give, grant, alien and confirm unto the said party of the second part and to her heirs and assigns forever, all that certain lot, piece or parcel of land in the City of San Jose, bounded and particularly described as follows to-wit: Beginning at the point of intersection of the North easterly line of the Southern Pacific Rail Road with the Westerly line of Fourth Street and running thence Northerly along said line of Fourth Street 117 feet; thence Westerly at right angles 67½ feet to the said line of the Southern Pacific Rail Road and thence South Easterly along said line of said Rail Road to the point of beginning

George B. Green (seal)

Ackn'd July 2, 1877.

Before E. V. Thorn N. P.

Recorded July 3, 1877

Book 45 Deeds Page 248.

9

George B. Green and
Elizabeth Green, his wife
To
Lucia S. Northrup.

Deed.

Dated. Dec. 4, 1877

Cons. $650.

Grant, bargain and sell, convey and confirm unto the said party of the second part and to her heirs and assigns forever all that certain lot, piece or parcel of land in the City of San Jose, bounded and described as follows to-wit: Commencing at a point in the Westerly line of Fourth St. 117 feet Northerly from the intersection of the said line of 4th Street with the Easterly line of the Southern Pacific Rail Road and running thence Southerly and along said line of Fourth Street 32½ feet, more or less, to the line of fence separating the homestead lot of said Green from the lot hereby conveyed; thence Westerly at right angles and along said fence to the line of said railroad; thence North westerly and along said Easterly line of said Rail Road to the Northerly line of the lot hereby conveyed and thence Easterly at right angles 67½ feet to 4th St. and point of beginning. And the right of the use of the water

in said well on said premises is reserved for the use of the house occupied by said Green, and the right of the use of the sewer through said homestead lot to the main sewer on Fourth St. is hereby granted.

G. B. Green (seal)
Elizabeth Green (seal)

Ackn'd Dec. 4, 1877.
Before Jas R. Lowe N. P.

Recorded Dec. 5, 1877.
Book 47 Deeds Page 230

Lucia S. Northup

To

H. H. Kooser.

Mortgage

Dated Dec. 4, 1877.

Covers premises under search.
To secure the payment of $150.

Recorded Dec. 5, 1877.

Book 29 Mortgages Page 10.

"Marginal Entry"

Satisfied in full this 15th day of April 1884.

H. H. Kooser.

Attest

J. M. Pitman Co. Recorder
H. E. Farmer Deputy.

In the Probate Court, County of Santa Clara, State of California.

In the Matter of the Estate

of

Lucia S. Northrup, deceased

Estate No. 1143 — Reg. A page 62.

1878

May 10. Will filed - provides as follows:

1st I will, devise and bequeath to my children, Lulu B. Northrup, Charles H. Northrup, Willard A. Northrup and Jesse S. Northrup, all of my estate, whether real or personal, share and share alike.

2d I make and appoint my daughter Lulu B. Northrup, the Executrix of this my last will and testament (hereby revoking all former wills by me made) and I desire that no bond be required of her, and I hereby give her full power in the premises to manage my estate without the order of the Probate Court.

3d It is my wish that my children remain together if it is possible until they reach their majority and I hereby appoint my said daughter Lulu B. Northrup the guardian of my minor children, Charles H., Willard A. and Jesse S.

15

Northrup, without bond or control of the Probate Court
San Jose Jany. 6-1878.

(sgd) Lucia S. Northrup (seal)

Witness
James A. Clayton
George B. Green.

May 10. Petition of Lulie B. Northrup for Probate of will, filed. Shows:

That Lucia S. Northrup died on or about the 11th day of April, 1878 at the City of San Jose, County and State aforesaid, and at the time of her death was a resident of said City, and left estate therein consisting of real and personal property, the probable revenue and character of which is as follows:

A house and lot now occupied by the family of deceased, and household furniture therein, situated in the City of San Jose.

That the estate and effects do not exceed the sum of $1000.

That said deceased left a will bearing date Jany 6th 1878 in possession of petitioner which is herewith presented and that petitioner is named therein as Executrix, and Lulu B. Northrup aged

about 19 years, Charles H. Northup aged about 17 years, Willard A. Northup aged about 11 years and Jesse S. Northup aged about 9 years, all residing in the City of San Jose, are named therein as devisees.

That the next of kin and heirs at law of testator, are the said <children above named, naming them>

That at the time said will was executed, testatrix was of the age of 42 years, of sound mind, and competent by last will to devise and bequeath her estate.

Prays that will be admitted to Probate and Letters Testamentary be issued to petitioner.

May 10 — Order entered and filed. Saturday, May 25th 1878, at 11 A. M. set for hearing petition. That notice of at least ten days be given by publication in San Jose Daily Mercury and that copies of said notice be served upon the heirs of testatrix at their place of residence, at least 10 days before said day of hearing.

Record — page 38.

May 10. — Notice issued by County Clerk under

seal, that hearing of foregoing petition will be had on Saturday May 25th 1878 at 11. A.M. with affidavit of James A. Clayton, endorsed thereon in which he deposes and says - "That on the 13th day of May 1878, he personally served a notice upon each of the following named persons, Charles H. Northup, Willard A. Northup and Jesse S. Northup of the time appointed to-wit: Saturday the 25th day of May A.D. 1878, at 11 o'clock A.M. of said day for proving will in the above entitled estate" duly verified and filed May 16th 1878.

May 25. Affidavit of C. M. Shortridge - principal Clerk, of the San Jose Daily Mercury, a daily newspaper published in the City of San Jose &c. of publication of notice of time appointed for proving will in above estate (printed copy of notice annexed) from May 11th 1878 to May 25th 1878, every day, Mondays excepted. (duly verified)

May 25. Testimony of James A. Clayton, subscribing witness and Lulie B. Northup applicant for probate of will filed, and certificate of proof of will, made, certified

and filed - and Will Roll filed - and recorded in Book Q of wills page 551.

May 25. Order made, entered and filed. Admitting will to probate and appointing Lulie B. Northup Executrix, upon taking the oath - and without giving bond.

Record page 76.

July 1. Letters Testamentary issued to Lulie B. Northup, who duly qualified same day.

No further proceedings.

Willard A. Northup (unmarried)

To

Jessie S. Northup

Deed

Dated Sept. 26, 1887.

Cons. $2.00

Do bargain, sell and quit claim unto Jessie S. Northup all my right, title and interest in and to the following described premises to-wit

Commencing at a point in the Westerly line of 4th Street 117 feet Northerly from the intersection of said line of 4th Street with the Easterly line of the Southern Pacific Rail Road and running thence Southerly and along said line of 4th Street 32 1/2 feet, more or less to line of fence separating the house and lot of George B. Green from the lot hereby conveyed; thence Westerly at right angles and along said fence to the line of said Rail Road; thence North westerly and along said Easterly line of said Railroad to the Northerly line of lot hereby conveyed and thence Easterly at right angles 67 1/2 feet to 4th Street and place of beginning in the City of San Jose.

I am the son of Lucia S. Northup and my sister said Jessie S. Northup is a daughter of our said deceased mother and it is my intention to convey all of my interest in the premises

21

deeded by said George B. Green and his wife Elizabeth Green on Dec. 4th 1877 to my deceased mother, to my said sister Jessie S. Northup. To have and to hold the same unto the said Jessie S. Northup, her heirs and assigns forever. I am over the age of 21 years.

Willard S. Northup (seal)

Ackn'd Sept. 26, 1887.

Before Tilmon Ford N. P.
Marion County, State of Oregon.

Certificate of M. N. Chapman, Clerk of the County Court of Marion County under seal of said Court, that Tilmon Ford was at the date of the above acknowledgement a duly acting and qualified Notary Public and that his signature thereto attached is genuine.

Recorded Jany. 30. 1888.
Book 104 Deeds Page 166.

Taxes

State, County and City.

From 1877-78 to and including
1887-88 Paid.

No Judgment Liens.

San Jose Cal. Jany. 31st 1888.
at 5 oclock P.M.

Edgar Pomeroy
Searcher of Records

Continuation
of
The Foregoing Abstract.

AS TO

THE SAME PROPERTY

Subsequent to January 31, 1888

Superior Court,

— OF THE —

County of Santa Clara,

In the Matter of the Estate

— OF — (Continued)

Lucia S. Northup, Deceased,

Reg. D Page 62. Estate 1143.

1888

Mch. 5. Petition of Willis S.Clayton for Letters of Administration with the Will annexed, filed, shows:

That Lucia S.Northup deceased, died testate on or about April 11, 1878, at the said County of Santa Clara, State of Cal. being then a resident of said County and State;

That said deceased left estate in said County of Santa Clara, consisting of a house and lot and household furniture in the City of San Jose, of the value of about $1000.oo and of the annual rental value of about $100.oo per annum.

That said deceased left a last will and testament which on May 25, 1878, was duly admitted to probate in and by the Probate Court of this County of Santa Clara, and Letters Testamentary thereon were issued by said Probate Court, on July 1, 1878, to Lulie B.Northup;

That said Lulie B.Northup has since died, leav-

SAN JOSE ABSTRACT COMPANY
SAN JOSE, CAL.

1888

ing said estate still unadministrated upon. That said estate so unadministrated upon consists of the house and lot above mentioned, of the value and annual rental value above named.

That the next of kin and heirs at law of said deceased are Charles H.Northup, aged about 27 years; Villard A.Northup, aged about 21 years, and Jessie S.Northup, aged about 19 years, all non-residents of this State, and children of said Testatrix and residing so far as known to petitioner, as follows: Charles H.Northup, Kern Co. Cal. Jessie S.Northup, Marion Co. Oregon.

That the following named persons are named in said will as devisees or legatees, viz: Lulie B.Northup (now deceased) and said Charles H. Northup, Villard A.Northup and Jessie S.Northup.

That petitioner is the nominee in writing of Charles Henry Northup and Jessie S.Northup, whose written request for petitioner's appointment as Administrator, with the Will annexed, is hereto attached and made part hereof, and therefore petitioner alleges that he is entitled to receive such Letters.

Prays that after due notice given he be appointed the Administrator with the Will annexed of said estate, and that Letters issue to him accordingly. Dated March 5, 1888.

(Signed) Willis S.Clayton,

SAN JOSE ABSTRACT COMPANY
SAN JOSE, CAL.

1888

By his Attorneys,

Wilcox & Patton.

Annexed to foregoing petition is the written request of Charles Henry Northup of Mojave, Kern Co. Cal. and Jessie Sargent Northup, of Salem, Marion Co Oregon, heirs at law and devisees under the Will of Lucia S.Northup, deceased, their mother, for the appointment of Willis S.Clayton as Administrator, with the Will annexed, of said Estate of Lucia S.Northup, deceased.

Mch.5 Order appointing Friday March 16,1888, day for hearing said Petition and directing the Clerk to give notice thereof by causing notices to be posted up according to law, made, entered and filed.

P.R.31, Page 59.

Mch.5 Affidavit of H.E.Wilcox, of posting on March 5, 1888 exact and true copies of the Notice of Time and Place appointed for hearing upon said petition in three of the most public places in said County of Santa Clara, (naming them) filed.

Mch.16 Order appointing Willis S.Clayton Administrator, with the Will annexed, of the Estate of Lucia S. Northup, deceased, and directing Letters to be issued to him accordingly, upon his taking the oath required by law and executing a bond according to law,

SAN JOSE ABSTRACT COMPANY
SAN JOSE, CAL.

1888	
	in the penal sum of $700.oo made, entered and filed. P.R.31, Page 106
Mch.19	Bond of Administrator, with Will annexed, approved and filed. Recorded in Book E of Bonds, Page 379
Mch.19	Letters of Administration, with the Will of decedent and oath of Administrator, annexed, issued to Willis S.Clayton, and filed. Recorded in Book D of Letters, Page 466.
Mch.22	Order of Publication of Notice to Creditors in the Evening News, at least once a week for four weeks, made, entered and filed. P.R.31, Page 125.
Mch.22	Order appointing J.B.Capp, George McCracken and W.L. Pieper, Appraisers, made, entered and filed. P.R.31, Page 125.
Apl.24	Affidavit of C.W.Williams, Principal Clerk of the printers of the Evening News, of publication of Notice to Creditors in said newspaper for four consecutive weeks, from the 22nd. day of March, 1888 to the 22nd. day of April, 1888 inclusive, that is to say, every day, first and last days included, Sundays excepted, filed.

1889

Apl.24 Inventory and Appraisement filed.

Moneys belonging to the said --- which have come to the hands of the Administrator, $ 290.36

___REAL ESTATE___

All that parcel of land situate in the City of San Jose, County of Santa Clara, State of Cal. described as follows:

Commencing at a point in the Westerly line of Fourth St, 117 feet Northerly from the intersection of the said line of Fourth St, with the Easterly line of the Southern Pacific Railroad; and running thence Southerly and along said line of Fourth St, 32 1/2 feet, more or less, to the line of fence separating the homestead lot of said Green from the lot hereby conveyed; thence Westerly at right angles and along said fence line to the line of said Railroad; thence North Westerly and along said Easterly line of said Railroad, to the Northerly line of the lot hereby conveyed; and thence Easterly at right angles 67 1/2 feet to Fourth St, and point of beginning.

The right to the use of water from the well on this lot is reserved for the homestead lot of Green and the use of the sewer from the lot of the Green homestead is included herewith.

Valued at $1000.00

Total appraised value, 1290.36

The estate mentioned in the foregoing Inventory is separate property.

SAN JOSE ABSTRACT COMPANY
SAN JOSE, CAL.

1889	
	(Duly Verified)
Apl.29	Final Account of Administrator, with the will annexed, filed.
Apl.29	Vouchers filed.
Apl.29	Petition of Willis S.Clayton, Administrator, with the Will annexed, for Distribution of estate filed.
Apl.29	Order appointing May 10, 1889, for Settlement of Account and hearing upon petition for Distribution filed.
Apl.29	Affidavit of posting on Settlement of Account and hearing upon petition for Distribution filed.
May 10	Decree establishing due and legal notice to creditors, made, entered and filed. P.R.33, Page 540
Aug.23	Minute Entry. The Petition for Final Distribution having been heretofore and on May 10, 1889 submitted to the Court for deliberation, comes now the Court and having duly considered the matter, orders that said petition be and the same is hereby denied. P.R.34, Page 280.
1891	
Sept.14	Supplemental Account to Final Account of Administra-

1891

tor, with Will Annexed, filed.

1891

Sept.14 Petition of Will S.Clayton, Administrator, with the Will annexed, of the estate of Lucia S.Northup, deceased, for Settlement of Final and Supplemental Accounts and for Final Distribution, filed, shows:

That petitioner was appointed such Administrator, with the Will annexed, by the order of this Court, on March 16, 1888, and on March 19, 1888 he duly qualified as such Administrator, with the Will annexed, and thereupon entered upon the administration of said estate of said deceased, and has ever since continued to administer said estate.

That on April 24, 1889 petitioner duly made and returned to this Court a true Inventory and Appraisement of all the estate of said deceased which had come to his possession or knowledge.

That on March 22, 1888 Notice to Creditors was duly published, to present their claims against said deceased in the manner and for the period prescribed by this Court.

That more than one year has elapsed since the appointment of Petitioner as such Administrator, with the Will annexed, and more than ten months have elapsed since the first publication of said Notice to Creditors.

That on April 29, 1889, petitioner filed his account(which was for a final account) as such Admin-

SAN JOSE ABSTRACT COMPANY
SAN JOSE, CAL.

1891

istrator, with the Will annexed, together with a petition for the Distribution of said Estate, the hearing upon which account and petition was by the Court set for the 10, day of May, 1889; that upon the day last named the said account and petition coming before the Court, the Court at a time declined to take action upon the same, and the hearing upon said accounts and petition was continued generally without day, for the reason that Lulie B.Northup, one of the heirs and devisees of Lucia S.Northup deceased, had died pending the administration, and her estate had not been administrated upon.

That since the 10th. day of May, 1889, the Estate of said Lulie B.Northup has been fully administrated upon and distributed to the sole distributee hereinafter named, to wit: Charles H.Northup.

That on this 14, day of Sept. 1891, petitioner filed herewith his supplemental account to said final account and now asks that said final account, and said supplemental account may, after due hearing and examination be finally settled and allowed, and petitioner shows that all the debts of said deceased and of her estate and all the expenses of the administration thereof thus far incurred and all taxes that have attached to or accrued against said estate have been paid and discharged and said estate is now in a condition to be closed.

SAN JOSE ABSTRACT COMPANY
SAN JOSE, CAL.

1891

That the residue of said estate now remaining in petitioner's hands is fully set forth and described in the Schedule marked "A" hereunto annexed and made part of this Petition;

That the whole of said estate is separate property;

That said Lucia S.Northup died testate in the County of Santa Clara, State of Cal. on April 11, 1878, leaving her surviving as her heirs at law, and legatees and distributees of her estate, her four children, to wit: Lulie B.Northup, now deceased Charles H.Northup, Jessie S.Northup and Willard A. Northup.

That said Charles H.Northup has acquired by deeds from said Jessie S.Northup and Willard A.Northup, all the interests of said three other devisees and heirs in and to the property of the estate of said Lucia S.Northup, deceased, having also been distributed to said Charles H.Northup.

That the said Charles H.Northup is entitled to the whole of the estate of said Lucia S.Northup, deceased.

Prays that the administration of the estate of said Lucia S.Northup, deceased, may be brought to a close and that he may be discharged from his trust as such Administrator, with the will annexed; that his said final and supplemental accounts may be allowed and settled; that after due notice given and

SAN JOSE ABSTRACT COMPANY
SAN JOSE, CAL.

1891.

proceedings had, the estate remaining in his hands as aforesaid, may be distributed to said Charles H Northup, and that such other or further order may be made as is meet in the premises.

Dated September 14, 1891.

(Signed) Will S.Clayton, Administrator with the Will annexed, of the Estate of Lucia S.Northup, deceased.

Schedule "A" to foregoing Petition,

___REAL PROPERTY___

All that parcel of land situate in the City of San Jose, County of Santa Clara, State of California, described as follows:

Beginning at a point in the Westerly line of Fourth St, 117 feet Northerly from the intersection of said line of Fourth St, with the Easterly line of the Southern Pacific Railroad; and running thence Southerly and along said line of Fourth St, 32 1/2 feet, more or less, to line of fence separating the Homestead lot of George B.Green and Elizabeth Green his wife, from the lot hereby described; thence Westerly at right angles and along said fence to line of said Railroad; thence North Westerly and along said Easterly line of said Railroad, to the Northerly line of the lot hereby described; thence Easterly at right angles 67 1/2 feet to the said Westerly line of Fourth St, and point of beginning.

SAN JOSE ABSTRACT COMPANY
SAN JOSE, CAL.

1891	
	Cash in the hands of the Administrator, with the Will annexed, (from which are to be deducted Administrator's commissions and expenses of closing estate) $200.43
Sept.14	Order appointing Friday Sept.25, 1891, day for the settlement of said Final and Supplemental Accounts and hearing upon said Petition for Distribution and directing the Clerk to give notice thereof by causing notices to be posted in at least three public places in Santa Clara County, at least ten days before said day of settlement and hearing for distribution, according to law, made, entered and filed P.R.39, Page 369
Sept.14	Affidavit of G.W.Hayes, of posting on Sept.14, 1891 exact and true copies of the Notice of Time and Place appointed for the Settlement of said Final and Supplemental Accounts, and hearing upon said Petition for distribution in three of the most public places in said Santa Clara County, (naming them) filed.
Oct.1	Decree of Settlement of Final and Supplemental Accounts and Distribution of Estate made and entered Sept.25, 1891, and filed. P.R.39, Page 425. Finds, (among other things) that Charles H. Northup has acquired by deeds from Jessie S.Northrup

1891

and Willard A.Northrup, all the interests of Lulie B.Northrup, (deceased) Jessie S.Northrup and Willard A.Northrup, three of the devisees and heirs of said Lucia S.Northrup, deceased, in and to the property of the estate of said Lucia S.Northrup, deceased, and that the estate of said Lulie B.Northrup, has also been distributed and passed to said Charles H. Northrup;

That the said Charles H.Northrup is the successor in interest of all the estates, titles and rights of the other heirs and devisees in the estate of the said mother and as heir, devisee and successor in interest is entitled to the whole of the estate of Lucia S.Northup, deceased.

It is Ordered, Adjudged and Decreed that the said Final and Supplemental Accounts of said Administrator, with the Will annexed, be, and the same are hereby finally settled, allowed and approved, except as to the last item of the said Supplemental Account, and that the residue of said estate hereinafter described, and any other property not now known or discovered which may belong to said estate or in which said estate may have any interest, be and the same is hereby distributed as follows: The whole thereof to the said Charles H.Northrup.

The following is a description of the said residue of said estate referred to in this decree and of which distribution is now ordered as aforesaid.

SAN JOSE ABSTRACT COMPANY
SAN JOSE, CAL.

1891

All that parcel of land situate in the City of San Jose, County of Santa Clara, State of California, described as follows:

(Same as in Schedule "A" annexed to Petition for Distribution.)

Cash, $ 201.03

Dated September 25, 1891.

(Signed) John Reynolds,

Superior Judge.

N o t e:- A certified copy of foregoing Decree was recorded in the Office of the County Recorder of Santa Clara County, Cal. on Oct. 2, 1891, in Liber 141 of Deeds, Page 7.

Jessie S. Northup, unmarried,

TO

Charles H. Northup,

D E E D

Dated Apl. 8, 1890.

Cons. $1000.oo

Do bargain, sell and convey unto Charles H.Northup, the following described premises, to wit:

Beginning at a point in the Westerly line of Fourth St 117 feet Northerly from the intersection of the said line of 4th. St with the Easterly line of the Southern Pacific Railroad; and running thence Southerly and along said line of 4th St, 32 1/2 feet, more or less, to line of fence separating the Homestead Lot of George B.Green and Elizabeth Green, his wife, from the lot hereby conveyed; thence Westerly at right angles and along said fence to the line of said Railroad; thence North Westerly and along said Easterly line of said Railroad, to the Northerly line of the lot hereby conveyed; and thence Easterly at right angles 67 1/2 feet to 4th. St, and point of beginning.

The right of use of the water in the well on said premises is reserved for the use of the house occupied by George B.Green, and the right of the use of the sewer through the homestead lot of said George B.Green, to the main sewer on 4th. St is hereby conveyed.

Situate in the City of San Jose, County of Santa Clara, California.

Acknd. Apl. 8, 1890.

Before Seth R.Hammer, N.P. for Oregon.

Official capacity and genuineness of signature of Seth R. Hammer, certified to April 8, 1890, by F. J. Babcock, Clerk of the County Court of Marion County, Oregon.

By D.Sherman, Deputy.

Recorded Feb. 16, 1891.

Liber 132 of Deeds, Page 433.

Superior Court

— of the —

County of Santa Clara,

In the Matter of the Estate

— OF —

Lulie B. Northup, Deceased.

Reg. G. Page 188. Estate 2562.

1890

Sept.30 Petition of Willis S.Clayton for Letters of Administration filed. Shows:

That Lulie B.Northup died on or about July 3, 1880, in City of Salem, State of Oregon, being at the time of her death a resident of the State of Oregon, and leaving estate in the County of Santa Clara, State of California, consisting of real property.

That the value and character of said property are as follows, to wit:

An undivided one-fourth interest in the Estate of Lucia S.Northrup, deceased, consisting of a house and lot on North Fourth St in the City of San Jose, County and State aforesaid, and the same is not valued at over the sum of $350.oo and has an annual rent of about $24.oo;

That the estate and effects do not exceed the value of $250.oo.

SAN JOSE ABSTRACT COMPANY
SAN JOSE, CAL.

1890

That the next of kin and heirs at law of said deceased are Charles H.Northrup, aged 29 years, residing at San Bernardino Co. Cal.
Willard A.Northrup, aged about 23 years, and Jessie S.Northrup, aged about 21 years, residing in Salem, Oregon.

That due search and inquiry have been made to ascertain if said deceased left any will and testament but none has been found, and according to the best knowledge, information and belief of petitioner said deceased died intestate;

The appointment of said petitioner is requested by Charles H.Northrup, one of the heirs who resides in this State, and whose request in writing accompanies this petition.

Prays for Letters of Administration, &c.

Dated Sept.30, 1890.

(Signed) Will S.Clayton,

Attached to foregoing Petition is the request of C.H Northup for the appointment of Willis S.Clayton as Administrator of the Estate of Lulie B.Northup, his deceased sister..

Sept.30 Order appointing Oct.17, 1890, day for hearing Petition of Willis S.Clayton for Letters of Administration upon the Estate of Lulie B.Northrup, deceased, and directing the Clerk to give notice thereof by causing notices to be posted up according to law.

SAN JOSE ABSTRACT COMPANY
SAN JOSE, CAL.

1890	
	made, entered and filed. P.R.37, Page 41.
Oct.4	Affidavit of H.E.Wilcox, of posting on Oct.4, 1890, exact and true copies of the Notice of Time and Place appointed for hearing upon said Petition of Willis S.Clayton, for Letters of Administration upon the Estate of Lulie B.Northrup, deceased, in three of the most public places, in said County of Santa Clara, (naming them) filed.
Oct 17	Order appointing Will S.Clayton Administrator of the Estate of Lulie B.Northup, deceased and directing Letters of Administration to issue to him upon taking the oath and giving a bond according to law, in the sum of $250.oo made, entered and filed. P.R.37, Page 126
Oct.17	Bond of Administrator approved and filed. Recorded in Book F of Bonds, Page 134
Oct.17	Letters of Administration (with oath annexed) issued to Will S.Clayton, and filed. Recorded in Book E of Letters, Page 153.
Oct.17	Order of Publication of Notice to creditors in the Evening News, at least once a week, for four weeks, made, entered and filed. P.R.37, Page 127

1890

Oct.20 Order appointing George McCracken, Wesley L.Pieper and Daniel Bohen, Appraisers, made, entered and filed. P.R.37, Page 141

Oct.20 Inventory and Appraisement filed.

Moneys belonging to the said -- which have come to the hands of the Administrator, $ 42.95

___REAL ESTATE___

Consisting of a house and lot on the West side of North Fourth St, near Julian St, located in the City of San Jose, County of Santa Clara, State of Cal, and described as follows:

An undivided one-fourth interest in all the following property:

Commencing at a point in the Westerly line of Fourth St, 117 feet Northerly from the intersection of said line of Fourth St with the Easterly line of the Southern Pacific Railroad; and running thence Southerly and along said line of Fourth St, 32 1/2 feet, more or leee, to the line of fence separating the homestead of one Green from the lot hereby described; thence Westerly at right angles and along said fence line to the line of said Railroad; thence North Westerly and along said Easterly line of said Railroad, to the Northerly line of the lot herein described; and thence Easterly at right angles 67 1/2 feet to Fourth St, and point of beginning.

The right to the use of the well is reserved to

1890

the Homestead Lot of Green, and the use of the sewer from the Homestead Lot of Green is included herewith (The whole of said property is valued at $1000.oo)

Valued at, $ 250.oo

Total appraised value, 292.95

The whole of above described money and real estate consists of an undivided one-fourth interest in the estate of her mother, Lucia S.Northup, deceased in this County.

The estate mentioned in the foregoing Inventory is separate property, said Lulie B.Northup being unmarried at time of her death.

(Duly Verified)

Dec. 5 Affidavit of C.W.Williams, Principal Clerk, Publisher and Printer of The Evening News, of Publication of Notice to Creditors in said newspaper, for four consecutive weeks from the 17th. day of Oct. 1890, to the 18th. day of Nov. 1890, inclusive, that is to say, every day, first and last days included, Sundays excepted, filed.

1891

Feb. 2 Petition of Jessie Northup, one of the heirs at law of Lulie B.Northup, deceased, for an order dismissing proceedings, filed.

Mch.27 Withdrawal of objections to proceedings filed.

SAN JOSE ABSTRACT COMPANY
SAN JOSE, CAL.

1891

May 26 Final Account of Administrator filed.

May 26 Vouchers filed.

May 26 Petition of Will S.Clayton, Administrator, &c for Distribution of Estate filed.Shows:

(Previous Proceedings)

That on May 26, 1891, petitioner filed his Accounts as such Administrator, which said Accounts after due hearing and examination he prays may be settled and allowed;

That all the debts of said deceased and of said estate and all the expenses of the administration thereof thus far incurred, and all taxes that have attached to or accrued against said estate have been paid and discharged and said estate is now in a condition to be closed.

That the whole of said estate is separate property;

That said Lulie B.Northup died intestate in the City of Salem, State of Oregon, on or about July 3, 1880, leaving her surviving brothers and sister, Charles H.Northup, resident of San Bernanrdino Co. Cal. aged 30 years, Jessie S.Northup, resident of Salem, Oregon, aged 22 years, and Willard A.Northup, resident of Salem Oregon, aged 24 years. Her father and mother both being dead previous to her own death

The above being her only heirs at law and

1891

devisees and all over the age of majority.

Said Willard A. and Jessie S.Northup have conveyed their interests to Charles H.Northup, as hereinafter shown.

That said Charles H.Northup is entitled to the whole of the residue of said estate having acquired same by purchase from Jessie S.Northup, by deed dated April 8, 1890. Said Jessie S.Northup had acquired all the right, title and interest of Willard A. Northup by purchase and deed dated Sept. 26, 1887, and recorded Jan.30, 1888 in Book 104 of Deeds, Page 168 Records of Santa Clara County.

Prays that the administration of said estate may be brought to a close and that he may be discharged from his trust as such Administrator.

That after due notice given and proceedings had, the estate remaining in his hands as aforesaid may be distributed in whole to Charles H.Northup and that such other or further order may be made as is meet in the premises.

Dated May 26, 1891.

(Signed) Will S.Clayton.

Exhibit "A" to foregoing Petition.

___REAL ESTATE___

A lot of land on the Westerly line of Fourth St, in the City of San Jose, Cal. fronting 32 1/2 feet on said street by depth to Railroad and located

SAN JOSE ABSTRACT COMPANY
SAN JOSE, CAL.

46

1891	
	about 117 feet North from point of intersection of said line of said St and the Easterly line of said Railroad.
	Cash on hand as per statement of Account, $5.22
May 26	Order appointing Friday June 5, 1891, day for the Settlement of said Final Account and hearing upon said petition for Distribution, and directing the Clerk to give notice thereof by causing notices to be posted in at least three public places in said County of Santa Clara, at least ten days before said day of settlement and hearing for distribution, according to law, made, entered and filed. P.R.38, Page 550.
May 26	Affidavit of G.W.Hayes of posting on May 26, 1891, exact and true copies of the Notice of Time and Place appointed for the Settlement of Final Account of Will S.Clayton, Administratrix of the estate of Lulie B.Northrup, deceased, and hearing upon Petition for Distribution of said Estate in three of the most public places, in said County of Santa Clara, (naming them) filed.
June 5	Decree establishing Due and legal Notice to Creditors, made, entered and filed. P.R.38, Page 594
June 5	Decree of Settlement of Final Account and Distribu-

1891

tion of estate made, entered and filed.

P.R.38, Page 594.

ORDERED, ADJUDGED and DECREED that the said Final Account of the Administrator be and the same is hereby finall settled, allowed and approved and that the residue of said estate hereinafter particularly described, and any other property not now known or discovered which may belong to said estate or in which said estate may have any interest, be and the same is hereby distributed as follows:

The whole of said estate is hereby distributed to Charles H.Northup, who succeeds all the other heirs by purchase of their interests.

The following is a description of the said residue of said estate referred to in this decree and of which distribution is now ordered as aforesaid.

All that parcel of land situate in the City of San Jose, County of Santa Clara, State of Cal. described as follows:

Beginning at a point in the Westerly line of Fourth St, 117 feet Northerly from the intersection of said line of Fourth St with the Easterly line of the Southern Pacific Railroad and running thence Southerly and along said line of Fourth St, 32 1/2 feet, more or less, to line of fence separating the Homestead Lot of George B.Green and Elizabeth Green his wife, from the lot hereby conveyed; thence Westerly at right angles and along said fence to line of

SAN JOSE ABSTRACT COMPANY
SAN JOSE, CAL.

48

1891

said Railroad; thence North Westerly and along said Easterly line of said Railroad, to the Northerly line of the lot hereby conveyed; and thence Easterly at right angles 67 1/2 feet to the said Westerly line of Fourth St, and point of beginning.

(Signed) John Reynolds,

Dated June 5, 1891. Superior Judge.

N o t e:- A Certified copy of foregoing Decree was recorded in the office of the County Recorder of Santa Clara County, Cal. on June 17, 1891, in Liber U of Miscellaneous, Page 450.

T A X E S

S T A T E, C O U N T Y & C I T Y

Fiscal years,

1888-89)
)
to : PAID
)
1895-96)

1896-97 State and County, 1st. installment PAID

2nd. " NOW A LIEN

City Tax, 1st. installment DELINQUENT

2nd. " NOW A LIEN.

N O J U D G M E N T L I E N S

The foregoing CONTINUATION consisting of pages 24 to 50, inclusive, made at SAN JOSE, CALIFORNIA, JANUARY Second, 1897, at Nine o'clock A.M.

SAN JOSE ABSTRACT COMPANY

By J C Edwards

Manager.

Continuation
of
The Foregoing Abstract.

AS TO

THE SAME PROPERTY.

Charles H. Northrup and

Minnie K. Northrup, his wife,

To

J. D. Thorne.

MORTGAGE.

Dated January 4,1897

To secure the payment of $500. three years after date, with interest at the rate of 10% per annum payable quarterly or to compound.

Mortgages premises in the City of San Jose, Beginning at a point in the Westerly line of Fourth Street 117 feet Northerly from the intersection of the said line of Fourth Street with the Easterly line of the Southern Pacific Railroad, and running thence Southerly and along said line of Fourth Street 32 1/2 feet more or less to line of fence separating the Homestead lot of George B. Green and Elizabeth Green his wife, from the lot conveyed; thence Westerly at right angles and along said fence to the line of said railroad thence North Westerly and along said Easterly line of said railroad to the Northerly line of the lot hereby conveyed, and thence Easterly at right angles 67 1/2 feet to Fourth Street and point of beginning.

Acknd. Jany.4,1897

Before Will S. Clayton N.P.

Recorded Jany 4,1897

Book 140 Mortgages Page 2.

Satisfied in full on the margin of the record March 25. 1897
by J. D. Sharne and duly attested by the County Recorder

Howes

TAXES.

STATE, COUNTY & CITY.

Fiscal years

1896 - 97	City PAID.
	State & County No Change.
1897 - 98	State & County- Now a Lien.

NO JUDGMENT LIENS.

The foregoing Continuation consisting of pages 51 to 53 inclusive, made at SAN JOSE, CALIFORNIA, MARCH TWENTY-THIRD 1897 at Nine o'clock A.M.

SAN JOSE ABSTRACT COMPANY.

By J. M. Bitneau Acting Manager.

Continuation of The Foregoing Abstract.

AS TO

THE SAME PROPERTY.

Charles H.Northrup and

Minnie K.Northrup his wife

TO

Sarah Augusta Clarke, a single woman

D E E D

Dated March 22, 1897.

Cons: $10.00

Grant, bargain, sell, convey and confirm unto the said party of the second part and to her heirs and assigns forever, all that certain parcel of land in the City of San Jose, County of Santa Clara, bounded and described as follows, to wit:

Beginning at a point in the Westerly line of Fourth Street 117 feet Northerly from the intersection of the said line of Fourth Street with the Easterly line of the Southern Pacific Railroad and running thence Southerly and along said line of Fourth Street 32 1/2 feet more or less to line of fence separating the Homestead lot now or formerly of George B.Green and Elizabeth Green his wife from the lot conveyed; thence Westerly at right angles and along said fence to line of said railroad ; thence North Westerly and along said Easterly line of said railroad to the Northerly line of the lot conveyed, thence Easterly at right angles 67 1/2 feet to Fourth Street and point of beginning.

Acknd. March 24, 1897.

Before Wesley Pieper, N.P.

Recorded March 25, 1897.

Book 192 Deeds, Page 302.

SAN JOSE ABSTRACT COMPANY
SAN JOSE, CAL.

Sarah Augusta Clarke

— TO —

Laura Bohlman

MORTGAGE

Dated December 11, 1897.

To secure the payment of $60 one year after date with interest at the rate of 10% per annum payable quarterly or to compound and also additional sums loaned by mortgagee to mortgagor not exceeding $200.

Mortgages premises (same as in Liber 192 of Deeds, page 302 Northrup to Clarke)

Acknd. December 11, 1897.

Before Wesley Pieper, N.P.

Recorded December 11, 1897.

Book 140 Mortgages, Page 78.

Dec 7/01

Cancelled on margin of record Feb. 24, 1902 by Laura Bohlman.
Attest: Co. Recorder.

SJA Co.
By Steeves
Searcher.

T A X E S

S T A T E C O U N T Y & C I T Y .

Fiscal years

1896-97)
)
— TO —: PAID.
)
1900-1901)

1901-1902 Now a Lien.

N O J U D G M E N T L I E N S

The foregoing CONTINUATION consisting of pages 54 to 57 inclusive, made at SAN JOSE CALIFORNIA JULY TWENTY NINTH 1901 at Nine o'clock A.M.

SAN JOSE ABSTRACT COMPANY.

By J C Edwards

Manager.

Continuation
of
The Foregoing Abstract.

AS TO

THE SAME PROPERTY

Sarah Agusta Clarke single and

Sarah Clarke, widow

of first part

Will S. Clayton

of second part

Laura Bohlman

of third part

D E E D O F T R U S T

Dated July 29, 1901.

+ 50

+ 581.

To secure the payment of $500 one year after date with interest and any additional sums loaned by third party to first party.

Grant, bargain, sell, convey and confirm unto second party, his successors or assigns, the following described real property in the City of San Jose, County of Santa Clara, to wit:

(same as in Liber 192 of Deeds, page 303 Northrup to Clarke)

Upon trust to be reconveyed to said Sarah Agusta Clarke on payment of all sums due third party, but in default thereof to be sold after advertisement according to law .&c.

Acknd. July 29, 1901.

Before Wesley Pieper, N.P.

Recorded July 29, 1901.

Book Q Trust Deeds, Page 292.

Reconvey 1c —

T A X E S

S T A T E C O U N T Y & C I T Y

Fiscal years

1901-1902 On Land. Delinquent.

On Mortgage 1st Installment Paid.

2nd Installment Now a Lien.

N O J U D G M E N T L I E N S

The foregoing CONTINUATION consisting of pages 58 to 60 inclusive, made at SAN JOSE, CALIFORNIA, DECEMBER SEVENTEENTH 1901 at Nine o'clock A.M.

SAN JOSE ABSTRACT COMPANY.

By J C Edwards

Manager.

Continuation of the Foregoing Abstract

as to

The Same Property

As shown by the official records of the

County of Santa Clara, State of California.

Sarah Augusta Clarke, a single woman,

TO

Susie Walker

D E E D.

Dated December 17,1901.

Cons: $10.

Does grant, bargain, sell, convey and confirm unto said party of the second part and to her heirs and assigns forever,all the certain parcel of land situate in the City of San Jose,County of Santa Clara,State of California, described as follows:

(Same as in Book 192 of Deeds,Page 302.Northrup to Clarke)

Second party to assume mortgage as part payment to first party for the purchase price thereof.

Acknd. December 17,1901.

Before J.C.Black, N.P.

Recorded December 18,1901.

Book 249 of Deeds,Page 182.

Will S.Clayton, Trustee,

TO

Sarah Agusta Clark_

RECONVEYANCE.

Dated March 3,1903.

Recites: The indebtedness secured to be paid by the Deed of Trust, executed by Sarah Agusta Clark_ and Sarah Clark_ of the first part, to Will S.Clayton, as Trustee of the second part, and Laura Bohlman, of the third part, and recorded in the County Recorder's Office of the County of Santa Clara, in Book "Q" of Trust Deeds, at pages 292 et seq, dated July 29,1901, for the sum of $500. due in one year, has been fully paid.

Now,etc.,

Does grant, remise, release and reconvey to Sarah Agusta Clark_ her heirs and assigns, without any warranty, all the estate and interest derived to him, by or through said Deed of Trust in the lands situate in the City of San Jose, County of Santa Clara,State of California, and therein described,together with the appurtenances. Special reference being hereby made to said Deed of Trust and the record thereof for a particular description of said lands.

Acknd. March 3,1903.

Before Wesley Pieper, N.P.

Recorded March 6,1903.

Book 264 of Deeds,Page 332.

SAN JOSE ABSTRACT COMPANY
SAN JOSE, CAL.

T A XE S.

S T A T E C O U N T Y A N D C I T Y.

W.Fourth 117 N.of S.P.R.R., S. 32 1/2xdepth to S.P.R.R; part Houghton Survey.

Fiscal Years.

1901-1902)
) TO) : PAID.
1911-1912)

1912-1913 Now a Lien, not due or payable.

N O J U D G M E N T L I E N S.

The foregoing CONTINUATION consisting of pages 61 to 64 inclusive, made at SAN JOSE,CALIFORNIA, SEPTEMBER THIRTEENTH 1912 at Nine o'clock A.M.

SAN JOSE ABSTRACT COMPANY.

By J P Edmands

Manager.

Continuation of the Foregoing Abstract

as to

The Same Property

As shown by the official records of the

County of Santa Clara, State of California.

Susie Walker,

unmarried

TO

Stephanie Mancus Mack,

(a widow)

D E E D

Dated September 26, 1912.

Cons: $10.00

Does grant, bargain, sell, convey and confirm unto second party, and to her heirs and assigns forever, all that parcel of land situate in the City of San Jose, County of Santa Clara, State of California, described as follows:

(Same as in Liber 192 of Deeds, page 302, Northrup et ux to Clarke.)

Acknd. September 26, 1912.

Before S. M. Dodson, N. P.

Recorded September 26, 1912.

Liber 391 of Deeds, page 183.

TAXES

STATE COUNTY AND CITY.

W. 4th 117 N. of S. P. R. R. S. 32 1/2 x depth to S. P. R. R. Part Houghton Survey.

Fiscal Years.

1912-1913 TO 1915-1916	PAID.
1916-1917	A LIEN.

NO JUDGMENT LIENS

The foregoing CONTINUATION consisting of pages 65 to 67 inclusive, made at SAN JOSE, CALIFORNIA, AUGUST FIRST 1916, at Nine o'clock A. M.

SAN JOSE ABSTRACT COMPANY

BY L. P. Edwards

Manager.